

Woodgate, Westergate

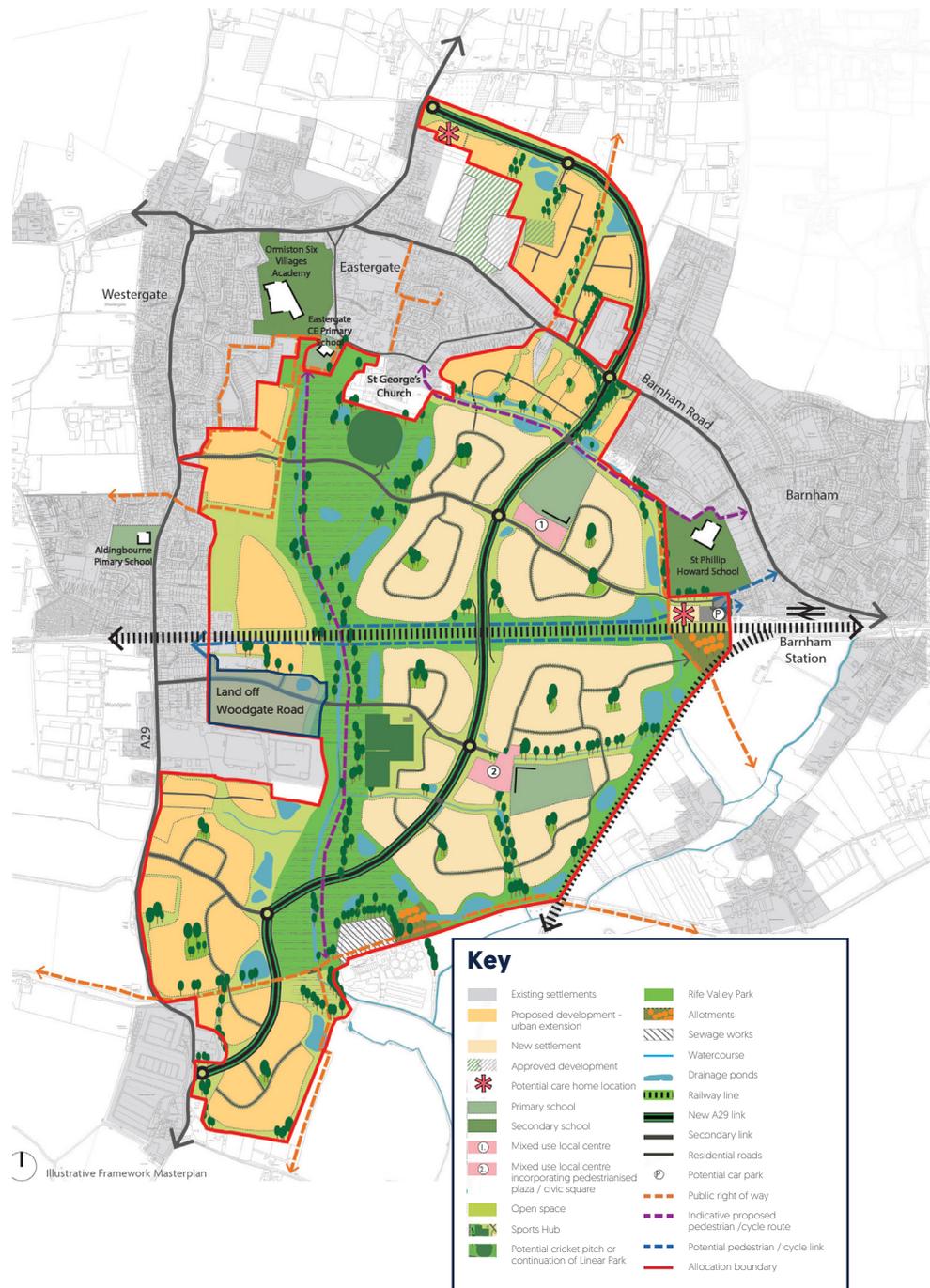
December 2020

PYE
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BLENHEIM

We'd like to tell you a little more about our proposals for new homes and public open spaces on land off Woodgate Road, Woodgate. Our proposals for around 180 new homes and public open spaces on land off Woodgate Road, Woodgate will deliver part of the Barnham, Eastergate, Westergate (BEW) strategic development site. BEW will eventually provide up to 4,300 new homes and forms part of Arun District Council's Local Plan, a strategic development plan adopted in 2018 to deliver 20,000 houses by 2031 across the district.

The recently adopted masterplan shows how the development aims to preserve the separate identities of the villages, creating a series of new communities around a public park which follows along the Lidsey Rife. The development will include two new primary schools and two new local centres with shops, office space, cafés and community facilities alongside a library and healthcare centre. It connects and compliments the surrounding villages, providing new open space, roads and facilities within walking distance.

Pye Homes have been building homes since 1927 and are proud of the communities we create, and want to help build this thriving, vibrant addition to the area. Pye Homes are submitting a planning application to set the principles of development for consideration by Arun District Council in early 2021 and would like to hear your views on our proposals before we submit them.



We'd like to know what you think, so please complete the attached feedback form or visit our website at www.pyehomes.co.uk/woodgate or call us on 0800 148 8911.

Creating new homes

The proposed site links the homes of Woodgate on its western edge to the new green park on its eastern edge, therefore providing both new homes and green space alongside an east/west road connection.



Homes: Around 180 new homes will be provided within the scheme. These will be a mix of 1 to 4-bedroom homes – covering all from starter homes and apartments to larger family homes. 30% of the new homes will be classed as affordable and managed by a housing association, made available for local residents for below market rent or shared ownership schemes. Providing affordable homes as part of every development enables communities to thrive.



Design: Creating a design which is 'of this place' is crucial. Traditional brick, hung clay tiles, flint, render and barn style weatherboarding all reflect the style of homes in the local area and are used within the scheme. Pye Homes have taken a landscape led approach, reflecting that the eastern part of the site will form part of the large new public park along the Lidsey Rife.

Connections: The A29 will be diverted, alleviating congestion along the existing A29, reducing through traffic by bypassing Woodgate. One of four secondary east-west link roads will run through the site providing an essential connection between the old and new A29. Woodgate Lane will also be improved and cycle and pedestrian connections will link Woodgate to the new facilities being provided within the wider scheme.

Biodiversity: Creating a development that is a home to wildlife too is important to us. The site is currently used predominantly for the grazing of horses and has relatively low levels of biodiversity. Through our planting, design and creation of new habitats, we will ensure this is improved. We will do this through creating green spaces, hedgehog highways, and restoring traditional habitats, as well as incorporating bee bricks, swift boxes and other features to our homes. We will also integrate Sustainable Urban Drainage Systems into the development, providing useable open space in the summer, or new semi-wet natural habitats.



Feedback form

What happens next?

An application will be submitted to Arun District Council in early 2021. The council will then undertake statutory consultation with a decision expected around May 2021. If this decision is positive, development would start later that year, with the first homes available in 2022.

Development would start at the western end of the site close to the access road and would take around 3-4 years to complete.

Please let us know what you think by completing this feedback form, folding and stapling it before sending it back to us at **FREEPOST, MPC CONSULTATION**. You can also find out more and submit your feedback online at www.pyehomes.co.uk/woodgate

I'm interested in finding out more about these new homes for myself or a family member

I'm interested in the affordable homes

My comments on the proposals:

My comments on the draft layout:

I'd like to see the following addressed through the scheme:

Name:

Email:

Postcode:

Telephone:

This information is being collected on behalf of Pye Homes and will be shared with the project team and Arun District Council. All responses will be anonymised before being shared, securely stored and destroyed at the end of the project. For further information on how we hold and use any data you provide and your rights under General Data Protection Regulations, please visit www.pyehomes.co.uk/privacy/



Artist's impression looking over proposed development towards Westergate and Eastergate

No stamp required

Freepost
MPC Consultation